Buy to Let City Tracker

Ranking the latest property hotspots for landlords


Manchester

Aldermore's **Buy to Let City Tracker** has named **Manchester, Glasgow, Coventry, Wigan** and **Nottingham** as the best cities for landlords to invest in for 2026.

The tracker analyses a range of factors** to determine property hotspots for landlords, from average rent to house price growth and vacancies as a proportion of housing stock.

Manchester

Best
city in the UK
for buy to let investment due to its long-term property price rises of any city tested (6.3% annual growth)

Average property price now
£246,436

32%
of the city's residents privately renting
providing a dependable tenant base

Glasgow

Holds onto 2nd place for another consecutive year
as the most attractive place in UK for buy to let landlords

9.9%
rental yields
indicating a very high return on investment

Steady annual property price increase of
5.5%

Aldermore

Liverpool

Top 10 Cities

Ranking	2026	+/- change	2024 ranking	2023 ranking
1	Manchester	0	Manchester	Bristol
2	Glasgow	0	Glasgow	Manchester
3	Coventry	0	Coventry	Coventry
4	Wigan	0	Wigan	Brighton
5	Nottingham	+2	Bristol	London
6 High riser	**Liverpool**	**+5**	Portsmouth	Cambridge
7	Birmingham	+11	Nottingham	Portsmouth
8	Portsmouth	-2	Birmingham	Glasgow
9 High riser	**Derby**	**+12**	Milton Keynes	Basildon
10	Telford	+5	Peterborough	Milton Keynes

Dropping down

Biggest drops

in 2026 include Milton Keynes, Leeds and Luton

Least attractive

major cities for buy to let investment are Swansea, Newport and Aberdeen

*Average monthly rent per room is worked out using the estimated annual rent for an average property, divided by the average number of rooms per rental property in the city, divided by 12.

**Aldermore's Buy to Let City Tracker was designed by Opinium and comprises five core indicators: average rent per room per month, short-term yield for a new buy-to-let purchase, average property price rise over the last 10 years, proportion of vacant properties in the city and size of the private rental market. The index uses a series of secondary data sources including the ONS, Census and other official housing statistics.